

## Valuation Fees

Valuation/Homebuyers** Fees	Mortgage Valuation Fee	Combined Homebuyers/ Mortgage Valuation Fee
These fees are payable when you submit your mortgage application and are not refundable.		
Valuation up to £75,000	£106	£291
£100,000	£125	£322
£150,000	£162	£357
£200,000	£185	£409
£250,000	£208	£475
£300,000	£231	£521
£350,000	£254	£572
£400,000	£286	£618
£450,000	£313	£684
£500,000	£341	£725
£600,000	£396	£807
Over £600,000 please contact your mortgage adviser		

\*\*A standard mortgage valuation report is a basic assessment of the condition and value of the property and is purely for the benefit of the Society to decide if the property is a suitable mortgage security. However, you may decide to obtain a Homebuyers Report which will provide a more detailed assessment on the condition of the property.

Each subsequent re-inspection £46

## Revaluation Fees

Estimated Value up to	£150,000	£71
Estimated Value between	£150,001 - £300,000	£92
Estimated Value between	£300,001 - £500,000	£138
Estimated Value over	£500,000	£189

Branches and agencies throughout Staffordshire, Cheshire, Shropshire and Derbyshire

A member of the Building Societies Association

Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority.

Mortgages are subject to status and not available to persons under 18.

Mortgage products are only available for properties in England and Wales and borrowers must also be UK residents.

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# Letting you know what it all costs

## Tariff of Mortgage Charges

Applicable from January 2018

leekunited.co.uk

**Leek United**  
BUILDING SOCIETY

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

## MORTGAGES

Leek United Building Society is closely involved in the mortgage industry's initiative with the Council of Mortgage Lenders and Which? to make our fees and charges easy for you to understand.

Our tariff of charges fully reflects the initiative's good practice principles. This same document is being used across the industry to help customers compare mortgages.

When looking at the fees that other firms charge, you may notice some that don't appear in our tariff (below). This means we don't charge you these fees.

When you will pay this charge	Name of charge	What this charge is for	How much is the charge?
<b>Before your first monthly payment</b> These are the fees and charges you may have to pay before we transfer your mortgage funds	Application fee	Assessing and processing your application (even if your application is unsuccessful or you withdraw it).	As per product terms and conditions
	Additional borrowing fee	This is charged when you want to increase the amount of your borrowing, subject to the terms and conditions of your mortgage.	£200
	Portability fee	This is charged when you want to transfer borrowing from one property to another (known as porting).	£200
	Funds transfer fee	Electronically transferring the mortgage funds to you or your solicitor.	£20
	Legal fee	You will normally instruct a solicitor to act on your behalf in connection with your mortgage transaction. You may be required to pay their legal fees and costs as part of their work on your behalf. These fees/costs are normally charged by the solicitor, directly to you unless we tell you that we will contribute to the legal costs as part of your product deal.	As per your Solicitor
	Product fee	This is charged on some mortgages as part of the deal. It can be paid up-front or added to the total mortgage amount. If you add it to your mortgage, you'll pay interest on it at the same rate as the rest of your borrowing. It might be a flat fee, or a percentage of the loan amount.	As per product terms and conditions
	Re-inspection fee	If your mortgage is released in stages and you're using it to renovate your home, this covers the new valuation we need to do after the work's carried out.	£46
	Valuation fee	The lender's valuation report, which is used to calculate how much we will lend you. This is separate from any valuation or survey of the property you might want to commission. There are other homebuyers or structural survey options available to you at a cost and there may be different approaches in different parts of the UK Some mortgages offer free valuations - the product details for your mortgage will tell you if this is the case.	As per valuation fees scale
	Revised Mortgage Offer fee	This fee will be charged if you request a change after we have issued the mortgage offer but before your mortgage completes.	£40

When you will pay this charge	Name of charge	What this charge is for	How much is the charge?
<b>If you ask us for extra documentation and/or services beyond the standard management of your account</b>	Duplicate / interim statement fee	Requesting a copy of a previous mortgage statement or an interim statement of your account as it stands. It might be paid by you or another lender.	£10
	Deedsafe	An annual fee is charged for the safe storage of deeds after your mortgage is paid off.	£10
	Consent fee	If you want to have a second charge registered against the property you will need to pay for our consent when we agree for the charge to be registered.	£10
	Non Payment of Ground Rent fee	To cover the cost of dealing with unpaid ground rent and service charges for leasehold properties in order to protect the Society's security. The fee will be debited to your account together with the amount of unpaid ground rent and service charges.	£15
<b>If you change your mortgage</b> NB If you change to a new mortgage product, the 'before your first monthly payment' fees may also apply at this stage	Early repayment charge (changing your mortgage)	You may have to pay this if: • You overpay more than your mortgage terms allow; • You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate)	As per product terms and conditions
	Change of guarantor fee	Some mortgages have a guarantor or guarantors with a legal responsibility to cover your payment if you miss any instalments. This charge applies if you change a guarantor's details.	£50
	Change of term fee	Extending or reducing the remaining term of your mortgage.	£80
	Change of repayment method fee	Transferring all or part of your mortgage from a repayment to an interest-only basis or from interest only to repayment.	£80
	Partial release of property fee	Payable if you want to remove part of the property or land from the mortgage. It covers administration costs, including sealing the relevant legal deed and issuing letters of consent.	£40
	Change of parties administration fee	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	£200
	Consent to let fee	If you want to let your property but don't have a buy-to-let mortgage, you'll pay this for each 'consent to let' agreement, where we agree to you letting out your property for a set period within your existing owner-occupier mortgage.	£90
	Giving you a reference	Charged if another lender asks us for a mortgage reference, such as how you have managed your mortgage account with us or information which has been requested by a third party. We will only supply this if you have given us permission.	£20

When you will pay this charge	Name of charge	What this charge is for	How much is the charge?
<b>If you are unable to pay your mortgage</b> These are the most common charges you may have to pay if you fail to keep up with your mortgage payments. Some charges, for example those covering unpaid / returned direct debits or cheques, occur at the early stages of your inability to pay (arrears). Other charges, for example, relating to our repossession of the property, may apply later in the process and will be dependent on your circumstances.	Unpaid / returned direct debit or cheque	Payable when your nominated bank rejects a direct debit collection, or your payment by cheque is returned unpaid by your bank.	£15
	Arrears fee	You may be charged an arrears fee on a monthly basis, or when specific events happen in the management of your account when you are in arrears, for example sending out arrears letters.  This covers charges in respect of your account if you fall behind with your payments.	£10
	Litigation	Payable when we have to instruct solicitors to commence legal proceedings for non-payment of your mortgage.	£95
	Sale in possession	This is payable upon receipt of funds from the sale of your property which has been taken into possession by the Society.	£400
	Ending your mortgage term	Early repayment charge (ending your mortgage)  Mortgage exit fee	You may be charged this if you repay your mortgage in full before the mortgage term ends.  You may have to pay this if: • Your mortgage term comes to an end; • You transfer the loan to another lender;  This is payable either at the end of the mortgage term, or before the end of your mortgage term if you transfer the loan to another lender or another property (known as 'redemption').  You may be charged a separate fee by your solicitor or licensed or qualified conveyancer for their work relating to redemption of the mortgage and discharge of the security.

call us on  
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